

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR OCTOBER 13, 2004
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** September 22, 2004
- V. ANNOUNCEMENTS**
- VI. APPROVAL OF THE AGENDA**
- VII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

VIII. PUBLIC HEARING

- 1. USE PERMIT NO. UP2004-16 AND MITIGATED NEGATIVE DECLARATION NO. EA2004-7:** A request for approval of a 2,450 square foot religious facility and a parking modification (parking reduction of 16 required spaces) and the adoption of a mitigated negative declaration in an existing building at 380 Montague Expressway (APN: 086-36-044), zoned Heavy Industrial (M2) district. Applicant: Tim Nguyen. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2378) *(Recommendation: Adopt the Mitigated Negative Declaration and Approval with Conditions)*
- * 2. MAJOR TENTATIVE PARCEL MAP NO. MA2004-2:** A request to subdivide an existing 44,465 square foot industrial building into twenty-one (21) condominium units for individual ownership, located at 991 Montague Expressway (Fleming Business Park) (APN: 086-31-059), zoned Heavy Industrial (M2). Applicant: Tim Nguyen. Project Planner: Kim Duncan, (408) 586-3283. (PJ# 2380) *(Recommendation: Approval with Conditions)*

- * 3. **USE PERMIT NO. UP2004-20 AND "S" ZONE APPROVAL AMENDMENT NO. SA2004-77:** A request to install a two-sided complex ID and directory freestanding monument sign measuring 10' x 4'-6" located at 1000 Ames Avenue (APN: 086-31-054), zoned "M2" Heavy Industrial. Applicant: Sign Classics. Project Planner: Cindy Hom, (408) 586-3284. (PJ# 2390) *(Recommendation: Approval with Conditions)*
- * 4. **USE PERMIT NO. UP2004-23:** A request to locate a dental laboratory at 40 North Victoria (APN: 029-13-014), zoned Administrative and Professional Office (CO) district. Applicant: Keith Tae Kim. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2393) *(Recommendation: Approval with Conditions)*
- * 5. **USE PERMIT NO. UP2004-26:** A request for a reduction of two parking (2) spaces required by the ordinance for a bank locating in an existing retail tenant space at 139 Ranch Drive (APN: 022-53-003), zoned "C2" General Commercial. Applicant: Wells Fargo Bank. Project Planner: Staci Pereira, (408) 586-3278. (PJ# 2394) *(Recommendation: Approval with Conditions)*
- * 6. **"S" ZONE APPROVAL AMENDMENT NO. SA2004-73 AND USE PERMIT NO. UP2004-19:** A request to install three (3) panel antennas behind the rooftop parapet and associated mechanical equipment atop the Crown Plaza Hotel located at 777 Bellevue Drive (APN: 086-47-002), zoned "HS" Highway Services. Applicant: Sprint PCS. Project Planner: Staci Pereira, (408) 586-3278. (PJ# 2385) *(Recommendation: Approval with Conditions)*
- * 7. **USE PERMIT AMENDMENT NO. UA2004-7 and "S" ZONE APPROVAL AMENDMENT NO. SA2004-76:** A request to remove and replace three (3) telecommunication panel antennas on an existing monopole and addition of ground mounted equipment located at 1010 Ames Avenue (APN: 086-31-055), zoned Heavy Industrial (M2). Project Applicant: Nextel/Crown Castle. Project Planner: Kim Duncan, (408) 586-3283. (PJ# 2389) *(Recommendation: Approval with Conditions)*
- * 8. **PLANNED UNIT DEVELOPMENT NO. PD2004-1, "S" ZONE APPROVAL NO. SZ2003-11 AND USE PERMIT NO. UP2003-37 (Continued from September 22, 2004):** A request for a residential Planned Unit Development with a maximum density of 216 senior and multifamily units, including two, 5-story buildings for the senior development with associated site improvements which include development standard deviations and a use permit for a parking reduction on the properties located at 75 Montague Expressway and 1696 South Main Street (APN's: 086-34-017, -019 and -020), zoned "R4" Multifamily Very High Density. Applicant: USA Properties Fund. Project Planner: Staci Pereira, (408) 586-3278. (PJ# 3165) *(Recommendation: Note Receipt and File)*

IX. OLD BUSINESS

- 9. **REVIEW OF STREETSCAPE PLANS FOR MAIN AND ABEL STREETS (Continued from August 25, 2004):** Proposed enhancements to the landscaping, sidewalks, street furniture and lighting for Main Street between Railroad Court and Curtis Avenue and for Abel Street between Weller Lane and Great Mall Parkway. Project Planner: James Lindsay, (408) 586-3274. *(Recommendation: Recommend the City Council Approve the Streetscape Design)*

X. NEW BUSINESS

10. **ELMWOOD DEVELOPMENT PROJECT WORK SESSION:** A request to provide preliminary comments on the proposal by the applicant to construct 683 new residential units and change the land use designation of 20± acres located on the west side of South Abel Street from “General Commercial” and “Parks and Open Space” to “High Density Residential.” Applicant: KB Home South Bay Inc. Project Planner: Troy Fujimoto, (408) 586-3287. (*Recommendation: Provide preliminary comments*)
11. **AMENDMENT TO THE 2004 PLANNING COMMISSION MEETING SCHEDULE:** A request to reschedule the November 10th Planning Commission meeting to November 17th. Project Planner: James Lindsay, (408) 586-3274. (*Recommendation: Direct staff accordingly*)
12. **AMENDMENT TO THE PLANNING COMMISSION BYLAWS:** A request by staff to amend the bylaws to provide more flexibility in scheduling special meetings. Project Planner: James Lindsay, (408) 586-3274. (*Recommendation: Adopt Resolution No. 495 amending the bylaws*)
13. **DISCUSSION OF PROPOSED ZONING TEXT AMENDMENTS:** Staff is requesting direction on proposed text amendments that would allow tutoring centers as a conditional use in the HS district and impose distance requirements for quasi-public uses in the industrial zoning districts. Planner: James Lindsay, (408) 586-3274. (*Recommendation: Direct staff accordingly*)
- * 14. **“S” ZONE AMENDMENT (SA2004-89):** A request to have an outdoor display or for-sale products at the front of the Ocean Supermarket, 2 South Park Victoria Drive (APN: 088-04-078), zoned Neighborhood Commercial (C1). Applicant: Ocean Supermarket. Project Planner: Troy Fujimoto, (408) 586-3287. (*Recommendation: Approval with Conditions*)

XI. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS October 27, 2004

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Alex Galang-regular member, Al Garcia-regular member, Zeya Mohsin-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. There being no items for consideration, the Planning Commission Subcommittee meeting is canceled.